

SCOTTSDALE

PLANNING COMMISSION MEETING

MEETING NOTICE AND AGENDA



PLANNING COMMISSION BOARD

Michael D'Andrea, Chair
Ed Grant, Vice-Chair
Jay Petkunas

Matthew Cody
Michael Edwards
David Brantner
Erik Filsinger

Wednesday, January 25, 2012

5:00 P.M.

***AMENDED MARKED AGENDA**

***AMENDED ITEM NO. 8 TO INCLUDE DESCRIPTION OF ADDED STIPULATION**

PLANNING COMMISSION MEETING

Call to Order – City Hall Kiva Forum, 3939 N. Drinkwater Boulevard – 5:10p.m.

Roll Call – All Present

Minutes

1. Approval of January 11, 2012 Regular Meeting Minutes including Study Session.
Item No. 1: Approved 7-0; Motion by Grant, 2nd by Filsinger.

ACTION ITEMS

How the Action Agenda Works: The Planning Commission may take one vote on all items on the Continuance Agenda and one vote on all items on the Expedited Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda.

Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

CONTINUANCES

2. [13-ZN-1987#2 \(Wag-N-Wash\)](#)

Request by applicant for an amendment to the stipulations of a previously approved conditional zoning case, Case No. 13-ZN-1987, to allow all permitted uses in the C-2 zoning district, on an 11,666 +/- square-foot parcel located at 7777 E. Indian School Road with Central Business (C-2) District, Conditional (C) zoning. Staff contact person is Greg Bloemberg, 480-312-4306.

Applicant contact person is Steve/Rita Strauss, 602-758-2147.

Request by applicant for a continuance to February 8, 2012.

Item No. 2: Continued to February 8, 2012, by a vote of 7-0; Motion by Filsinger, 2nd by Petkunas.

EXPEDITED AGENDA

3. [7-TA-2010 \(Text Amendment - Definitions Group 4 - Open Space\)](#)

Request by the City of Scottsdale for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455). This text amendment proposes changes to Article I. (Administration and Procedures), Article III. (Definitions), Article V. (District Regulations), Article VI. (Supplementary Districts), Article VII. (General Provisions), Article IX. (Parking and Loading Requirements), and Article X. (Landscape Requirements). The purpose of these changes is to update terms and phrases related to open space, and revise definitions. The definitions proposed for change include: buffered setback, common open space, construction envelope, meaningful desert open space, desert scenic roadways setback, frontage open space, improved open spaces, landscape materials, landscape plan, landscaped area, landscaping, natural area open space, open space, private open space, revegetated land, revegetation, scenic corridor, sidewalk sales, transition area, vista corridor, yard, front yard, rear yard, and side yard. **Applicant/Staff contact person is Kira Wauwie, 480-312-7898.**

4. [1-TA-2010 \(I-1 Industrial Park District Text Amendment\)](#)

Request by the City of Scottsdale for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455), Article V. District Regulations, Sec. 5.1800, Industrial Park (I-1) District. This text amendment amends the I-1 district (Sec. 5.1801 through 5.1806), Article I, Administration and Procedures, and Article III, Definitions. **Applicant/Staff contact person is Louisa Garbo, 480-312-2671.**

5. [2-TA-2010 \(I-G Light Employment District Text Amendment\)](#)

Request by the City of Scottsdale for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455), Article V, District Regulations, Sec. 5.1900, Light Employment (I-G) District. This text amendment amends the I-G district, Sec. 5.1901 through 5.1908. **Applicant/Staff contact person is Louisa Garbo, 480-312-2671.**

6. [3-TA-2010 \(C-4 General Commercial District Text Amendment\)](#)

Request by the City of Scottsdale for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455), Article V. District Regulations, Sec 5.1600, General Commercial (C-4) District. This text amendment amends the C-4 district, Sec. 5.1601 through 5.1606. **Applicant/Staff contact person is Kim Chafin, AICP, 480-312-7734.**

Item Nos. 3 - 6: Recommended City Council approve cases 7-TA-2010, 1-TA-2010, 2-TA-2010, and 3-TA-2010, by a vote of 7-0; Motion by Petkunas, after determining that the proposed text amendments are consistent and conform with the adopted General Plan; 2nd by Cody.

REGULAR AGENDA

7. [9-GP-2011 \(Reata Ranch Guest Ranch\)](#)

Request by owner for a non-major amendment to the City of Scottsdale General Plan 2001 from the Rural Neighborhoods Land Use designation to the Resort/Tourism land use designation on 220 +/- acres located near the southwest corner of E. Rio Verde Drive and N. 136th Street. Staff contact person is Louisa Garbo, 480-312-2671. **Applicant contact person is David Gulino, 480-946-5020.**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING BRANDON LEBOVITZ AT (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT BRANDON LEBOVITZ AT (480-312-7620).

Item No. 7: Recommended City Council approve case 9-GP-2011, by a vote of 6-0; Motion by Grant, for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from the Rural Neighborhoods land use designation to the Resort/Tourism land use designation for the subject property; 2nd by Edwards; Filsinger recused.

8. [15-ZN-2011 \(Reata Ranch Guest Ranch\)](#)

Request by owner for a zoning district map amendment from Single-Family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning to Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning on 220 +/- acres located near the southwest corner of E. Rio Verde Drive and N. 136th Street. Staff contact person is Louisa Garbo, 480-312-2671. **Applicant contact person is David Gulino, 480-946-5020.**

Item No. 8: Recommended City Council approve case 15-ZN-2011, by a vote of 6-0; Motion by Grant, per the staff recommended stipulations and with an added stipulation, after determining that the proposed zoning map amendment is consistent and conforms with the adopted General Plan; 2nd by Edwards; Filsinger recused.

***Added stipulation made at Planning Commission pertains to:**

- 1. TIMING. A CERTIFICATE OF OCCUPANCY FOR OVERNIGHT GUEST RANCH UNITS SHALL BE ISSUED PRIOR TO OR CONCURRENTLY WITH CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY DWELLING UNITS THAT ARE NOT FOR OVERNIGHT ACCOMMODATION.**

Adjournment – 6:55p.m.



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING BRANDON LEBOVITZ AT (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT BRANDON LEBOVITZ AT (480-312-7620).